001.A	0001	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	614,400	/	614,400
USE VALUE:	614,400	/	614,400
ASSESSED:	614,400	/	614,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZHONG SHUTING
Owner 2:	QIAO CHI
Owner 3:	
Street 1:	15 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WONG STEPHEN M -
Owner 2:	-
Street 1:	15-17 THORNDIKE STREET #15
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Wood Shingle Exterior and 1053 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	611,100	3,300		614,400
Total Card	0.000	611,100	3,300		614,400
Total Parcel	0.000	611,100	3,300		614,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 583.48 | /Parcel: 583.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	311036
GIS Ref	
GIS Ref	
Insp Date	05/09/18

!15692!

PREVIOUS ASSESSMENT

Parcel ID: 001.A-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	602,300	3300	.		605,600	605,600	Year End Roll	12/18/2019
2019	102	FV	560,900	3300	.		564,200	564,200	Year End Roll	1/3/2019
2018	102	FV	498,300	3300	.		501,600	501,600	Year End Roll	12/20/2017
2017	102	FV	455,900	3300	.		459,200	459,200	Year End Roll	1/3/2017
2016	102	FV	455,900	3300	.		459,200	459,200	Year End	1/4/2016
2015	102	FV	379,700	3300	.		383,000	383,000	Year End Roll	12/11/2014
2014	102	FV	363,200	3300	.		366,500	366,500	Year End Roll	12/16/2013
2013	102	FV	363,200	3300	.		366,500	366,500		12/13/2012

PRINT

Date	Time
12/11/20	05:22:49

LAST REV

Date	Time
04/18/19	08:15:03
jorourke	
15692	

USER DEFINED

Prior Id # 1:	82
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WONG STEPHEN M,	149-47		4/27/2018		665,000	No	No		
JIMENEZ ABEL/LI	110-54		11/18/2009		390,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2009	483	Inter Fi	35,000					REDO KIT & BTH FIN

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2019	SQ Returned	JO	Jenny O
5/9/2018	Measured	DGM	D Mann
3/24/2010	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8100																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	40.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	398.170
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	640580
Depreciation:	29467
Depreciated Total:	611114

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
94	001.A-0001-0015.0		12/22/1998	320,000
94	001.A-0001-0015.0		8/27/1998	320,000
93	001.A-0001-0015.0		2/27/1998	278,000
93	001.A-0001-0015.0		10/2/1998	315,000
92	001.A-0001-0015.0		5/28/1998	311,000
91	001.A-0001-0015.0		12/29/1998	292,500

WtAv$/SQ:		AvRate:	92.83	Ind.Val	280763.0161

Juris. Factor:	1.00	Before Depr:	457.90
Special Features:	0	Val/Su Net:	406.59
Final Total:	611100	Val/Su SzAd	580.34

SKETCH

UnSketched SubAreas:
GLA: 1053,
BMT: 450,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,053	398.170	419,273
BMT	Basement	450	119.450	53,753

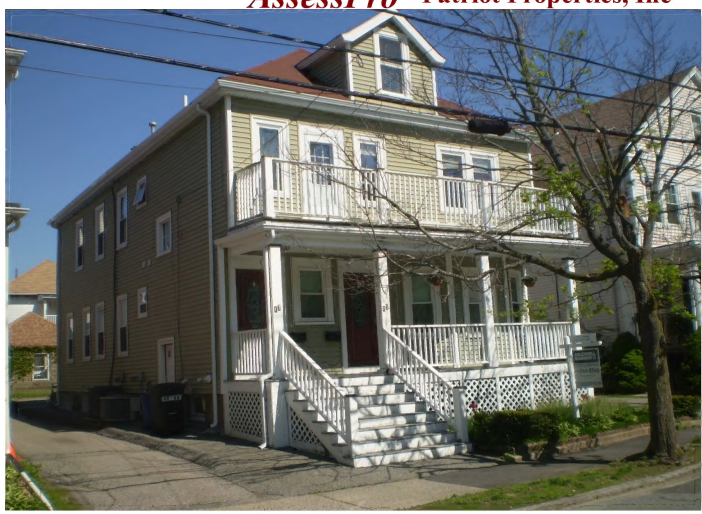
Net Sketched Area:	1,503	Total:	473,026
Size Ad	1053	Gross Are	1503	FinArea	1053
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.A-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1940	27.50	T	40	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300